

# MINUTES OF THE MARCH 2, 2011 DESIGN REVIEW MEETING

## **CITY OF MESA MINUTES OF THE DESIGN REVIEW BOARD MARCH 2, 2011**

A meeting of the Design Review Board was held in the City Plaza, 20 East Main, Room 170, at 4:30 p.m.

### MEMBERS PRESENT

Craig Boswell - Chair  
Wendy LeSueur – Vice Chair  
Tom Bottomley  
Scott Marble  
Andrew Call

### MEMBERS ABSENT

Greg Lambright (excused)  
Dan Maldonado (excused)

### OTHERS PRESENT

Lesley Davis  
Debbie Archuleta  
John Wesley  
Tom Ellsworth  
Wahid Alam  
Gordon Sheffield  
Angelica Guevara  
Ted Disbrow  
Guy Wolf  
Michele Ray-Brethower  
Tim Rasnake  
Joanne Smith  
Josh Hannon  
Tom Snyder  
Vince Dalke  
Fred Stern  
Dave Lindquist  
Alan Laulainen

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### 1. Work Session:

**CASE:** Brown and Brown Chevrolet  
145 East Main

**REQUEST:** Review of the remodel of the approximately 12,000 sq. ft. showroom and office building, for an existing auto sales facility

### **DISCUSSION:**

Applicant explained changes since February meeting. New landscaping along Main and Hibbert. They brought down the scale of the building. There were proposing Texas Mountain Laurel to provide more shade, as well as flowering plants for color. They had squared off the windows. The kiosk will come out. The windows will be replaced with new glazing.

Boardmember Wendy LeSueur:

- Elevations on Hibbert tied to elevations on Main
- Windows should be recessed
- Still very plain
- Plants are nice but not much variety
- Plant four Texas Mountain Laurel not just two
- Shadows on windows will be nice

Boardmember Scott Marble:

- Front fascia is smaller
- Proportions are better

Chair Craig Boswell:

- Windows squared off
- New store front

Boardmember Tom Bottomley:

- Like the proportions
- Front door is better, not so equal
- Has more of a plaza feel
- Windows are better
- Fin element is OK now that it is wider
- Much better

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**CASE:** Southwest Kidney  
257 and 239 South Power Road

**REQUEST:** Review of a 21,165 sq. ft. office building

### **DISCUSSION:**

Boardmember Tom Bottomley:

- The removal of the hip roof at the center entry is nicer
- The previous hip roof was awkward
- Plants are too random
- Does the retention meet Code?
- Will they go underground when Phase 2 is built?

Boardmember Wendy LeSueur:

- Texas Honey Mesquite doesn't live as long as native Mesquite
- Some of the landscape colors will fight each other; eliminate the Pink Oleander, blue Hibiscus, and Bamboo
- Why so many vines?
- Need to show where all of the plants will be
- There is a small amount of frontage, simplify the landscaping and make it pop.

Chair Craig Boswell:

- Site circulation works a lot better
- Drop off is better
- Sign location will affect the basin

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**CASE:** Dunkin Donuts  
1136 South Crismon

**REQUEST:** Review of a 2,340 sq. ft. restaurant with a 1,200 sq. ft. outdoor seating area, and a drive-thru

### **DISCUSSION:**

Boardmember Andrew Call:

- Liked the shade structure.

Boardmember Wendy LeSueur:

- Widen the proportion of the dark tan wall adjacent to the glass on the north elevation, it is too thin.

Chair Craig Boswell:

- Could they extend that piece of the building to the west so that they don't interrupt the glass?

Boardmember Tom Bottomley:

- Liked the punch of glass in the building element on the previous elevation.
- Proportion of wall next to the window on the previous elevation was too skinny.
- Thicken up that proportion.
- Maybe 8 x 8 or 6 x 8 green screen on the north and south elevations adjacent to the dark tan walls.

Boardmember Andrew Call:

- Concerned the south elevation would be too blank but agreed that the canopy would help break that up.
- Agreed with the green screens to help break up those walls.

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**CASE:** Starbucks  
2010 West Guadalupe

**REQUEST:** Review of an 800 sq. ft. Starbucks with a drive-thru

### **DISCUSSION:**

Boardmember Andrew Call:

- Agreed with staff that a direct pedestrian connection to the patio should be provided from Dobson Road

Boardmember Wendy LeSueur:

- Does it have to be green, the green is very strong and heavy handed
- Why three small windows?
- The windows are out of proportion
- Make the building trendy
- Maybe a really cool wall
- Do they have to do stucco around the windows, could it be steel?
- Wall to define the seating area

Chair Craig Boswell:

- Concerned with the location of the trash; wanted it to be safer for employees so they could see oncoming cars

Boardmember Tom Bottomley:

- All walk up or drive-thru, no indoor seating
- Green is OK for signage, not building
- Green cheapens the look, maybe darker bronze
- Agree with staff, should provide two patios
- Maybe play with pavement color for one seating area
- Thank you for widening the drive-thru curve
- Could windows be grouped?
- Could the wainscot be varied
- Maybe use a third element
- Signage looks like an after thought
- Will need to do something to create interest on the elevation that will lose the signage
- The green screen doesn't have to be centered
- The patio is set back from the street corner/intersection, which will improve the seating environment
- Could add a decorative stone element to the stucco, stone and steel already proposed, but no more than one additional material
- Could use the stone in a pattern to create interest

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Several adjacent neighbors spoke. Their concerns were:

- The trellis: They seemed to like the fact that it would be open
- Concern about traffic: Applicant explained they would be eliminating a driveway, and this use would actually reduce traffic from the previous gas station. Also the site circulation will be improved and the vehicular traffic will not mingle with the day care and the rest of the center.
- Will they have bicycle parking? Answer yes

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### A. Call to Order:

Chair Craig Boswell called the meeting to order at 4:30 p.m.

### B. Approval of the Minutes of the February 2, 2011 Meeting:

On a motion by Tom Bottomley seconded by Scott Marble the Board unanimously approved the minutes.

### D. Take action on all Consent Agenda Items:

All items listed with an asterisk (\*) and items added to the consent agenda, will be considered as a group by the Design Review Board and will be decided with a single motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. Additionally, the Board may place an item on the consent agenda but such an item may be removed from the consent agenda by the request of a citizen.

### E. Discuss and take action on the following cases:

None

### F. Hear a presentation discuss, receive comment and make recommend to City Council on the following:

Amending Title 11 of the Mesa City Code by deleting the existing Title 11, and replacing it with the Final Draft of the Zoning Ordinance Update.

Zoning Administrator Gordon Sheffield explained that he was asking for a recommendation to the City Council for the Zoning Ordinance Update. He stated letters would be mailed to property owners within the City of Mesa on Friday, March 4, 2011.

Mr. Sheffield gave the Board a brief explanation of the changes in the new Code. He stated staff was trying to balance land use, impact and form, and make the Code easier to understand. Changes to single residence districts include renaming the districts from R1 to RS and adding a new RSL (residential small lot) district. Encroachments for livable area will be allowed into the front and rear yards. Trying to break-up interest so garages don't overwhelm lots. The maximum roof area will be increased. Also the story height limits will

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be removed, but the height by feet will remain. The RSL district will allow variable lot density based on design standards. Home occupations will allow uses and activities conducted entirely indoors without negatively impacting the residential character of the neighborhood.

For multi-family residential the new abbreviation will be RM. The densities will increase back to pre 1988 densities, and a new RM-5 district will be added. There will be Urban Character Designator Standards; Design Objectives; and Residential Building Form Standards.

The town center abbreviations will change to D for downtown.

Commercial district abbreviations will change to OC, NC, LC, and GC. The OC district will allow small scale retail, and small scale residential. The NC district will allow CUP option for attached single family residence and multiple residence, and by-right option for multiple residence. Group homes will have an SUP option. The LC district will have a CUP option for residential; commercial recreation, by right if small, will no longer require a CUP for pool halls. A CUP will still be required for large commercial recreation uses. There will be a SUP option for live-work and for plant nurseries. The GC district will CUP option for residential, and SUP option for live-work.

Default standards will allow buildings to come forward, but not parking. There will be a requirement for ground floor transparency. The Urban standard will have build to lines, parking cannot be in front of the building, ground floor transparency, and increased height. Bulk standards –auto: Building setback 30'; parking setback 30', interior setbacks, residential 25' to 75' non-residential 15' to 20'. No ground floor transparency. Building height maximum 30'.



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G. Other business:

H. Adjournment:

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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